

## A G E N D A – Design Review Committee

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**DATE:** Wednesday, October 21, 2020

**TIME:** 5:00 PM

**LOCATION:** COVID-19 Update – Virtual Meeting

### Welcome/DRC Meeting Overview

#### **OLD Business: 1335 Boulevard, SE – EMPIRE COMMUNITIES**

The property is zoned MR-3 and MRC-3-C. The scope of work includes the construction of 482 multifamily rental units, 398 for-sale (condo/townhome units), and 300 TBD units (mid-rise building) with 1,046 parking spaces on total of 33.8 acres. (*Amended*) 15% of the rental units will be designated affordable at 80% of AMI.

Applicant(s): Saba Loghman - [sloghman@empirecommunities.com](mailto:sloghman@empirecommunities.com)  
 Kevin Norton - [knorton@empirecommunities.com](mailto:knorton@empirecommunities.com)

#### **Requested Variation(s):**

1. **Section 16-36.013 - “Sidewalks” 5’-10’-5 Streetscape**  
 To allow on-street parking and reduced sidewalk clear zone width along Cassanova Street thereby allowing for parallel parking + 6’ sidewalk clear zone + 6’ supplemental zone. **The DRC supports this variation.**
2. **Section 16-36.013 - “Sidewalks” 5’-10’-5 Streetscape**  
 To reduce furniture zone to 0’ and allow 10’ sidewalk clear zone to remain in existing condition along Boulevard, SE north of northernmost proposed entrance onto Boulevard due to existing topographic conditions. **The DRC did not support this variation.**
3. **Section 16-36.013(2) “Supplemental Zone”** - Plazas, terraces, porches and stoops within the supplemental zone shall have a maximum finished floor height of 30 inches above finished-grade unless existing topographical considerations render this requirement unreasonable.

To allow stoops for the multifamily apartment units at an elevation more than 30 inches above the adjacent public sidewalk given site topographic conditions. **The DRC supports this variation; however, applicant must update elevations to show the porches that would exceed 30”.**

#### **September 19<sup>th</sup> Meeting Recap:**

1. Given the size of this development, the DRC noted that it needed more time to review this project but did provide some feedback for the applicant to respond to.
2. Provide elevations for interior streets to provide more information on the planned building types
3. Given the number of units on this site, the DRC asked the applicant to evaluate providing affordable units lower than 80% of AMI
4. Update elevations to show porch heights that exceed 30”.

**September 19<sup>th</sup> Meeting Recap (continued):**

5. Revisit Street B –Consider adding townhomes on southern edge to make it more completely urban.
6. Reduce the visibility of the NE corner of the podium parking near Building C by improving the design.
7. Create a sense of place for the development (e.g. vary building color, wayfinding etc)
8. Provide required and enhanced streetscape for Boulevard. This may not meet 5-10-5 but getting planting along Blvd will greatly enhance the experience and sense of safety for pedestrians
9. Along the interior streets, plant street trees closer together where feasible
10. The DRC noted that this development has substantial amount of parking and ask the applicant to consider how to reduce the parking count.
11. Improve the circulation on the site by evaluating a connection to Burroughs Street, and remove the gate that currently exists.
12. The DRC noted that there were no building elevations submitted for the two commercial buildings closest to Englewood Avenue. The commercial buildings will require a separate SAP when they are developed.
13. The developer noted the existing surface parking lot could be reused for flexible space in the future. Any infill development should match adjacent buildings.
14. Continue to coordinate with Atlanta Housing Authority to provide connection to their site.

**New Business: 275 Collier Road NW – GRESHAM SMITH**

The property is zoned O-I. The scope of work includes the construction of a 3,850SF Water Reuse Facility at Piedmont Hospital, which will include green building elements and educational opportunities for the public on a 3.749-acre site.

Applicant(s): Matt McLaren - [matt.mclaren@greshamsmith.com](mailto:matt.mclaren@greshamsmith.com)

**Requested Variation(s):**

1. **Section 16-36.014(7a)ii** – Minimum 65% fenestration requirement for non-residential uses on a collector or arterial.

The applicant is providing 37% fenestration at a height of 10' from the finished floor elevation. Fenestration is placed in a manner to showcase the most interesting parts of the water re-use process as well as allow daylighting within the facility. Though there was opportunity to engage the community by showcasing some of the more visually interesting portions of the water reuse process equipment, we did not believe it would be beneficial to showcase all the piping and equipment within the building. In order to offset the reduced fenestration, plantings that support the process as well as a green wall has been placed along Collier Road. There will be a 58'-0" urban planter for the pedestrians to enjoy right along Collier Road.

2. **Section 16-36.014(7a)ii** – Minimum 65% requirement for non-residential uses on adjacent to the Beltline Corridor.

The applicant is providing 45% fenestration adjacent to the BeltLine Corridor at a height of 4'-0" from 13'-8" above finished floor elevation. The façade facing the beltline deviates from the 65% fenestration requirements due to the process within. We have created visual interest with different materials including two different metal paneling options and a vegetation wall that wraps the corner. The fenestration is moved up above the 10' limit to avoid conflict with the equipment – while still allowing a clerestory effect on the west façade and allow daylighting within.

### 3. Section 16-36.011(3a) - 20' Buffer Encroachment and Landscaping – Collier Rd NW:

A variance is requested to allow the biofiltration planter to encroach within the 20' buffer along Collier Rd NW. More than the minimum supplemental zone is provided, and the principal structure is located outside of the 20' buffer.

### 4. Section 16-36.013(3a) – Sidewalk and Supplemental Zone

It is requested that the existing sidewalk remain. The site is constrained by the existing driveway entrance to the existing parking deck to the east and the existing bridge to the west. It would not be beneficial to the overall corridor to realign the sidewalk given the short amount of frontage and transitions needed to connect back to the existing sidewalks.

### 5. Section 16-36.012(2) – Sidewalk and Street Trees

Street trees are proposed to be planted behind the existing sidewalk as shown in the attached site plan vs in the 5' street furniture and tree planting zone based on site constraints. It should be noted that existing overhead power lines limit the species of trees suitable to be planted without interfering with the utility lines.

### 6. Section 16-36.014(2) – Relationship of Building to Street

While the front of the building will appear to be the primary entrance, the front doors will remain locked / exit only due to this building not having any publicly accessible functions. The primary staff entrance will be from the north personnel door.

### 7. Section 16-36.020 – Off-Street Parking Requirements

No additional parking will be provided as part of this project.

### **New Business: 1321 Hill Street SE – RENBO INC.**

The property is zoned C-1-C. The scope of work includes the construction of a duplex with 1,824SF spread over three floors of each unit with two car garages on a 0.14 acre-site.

Applicant(s): Stephen Holmes - [Stephen@renobinc.com](mailto:Stephen@renobinc.com)

### **Requested Variation(s):**

#### **1. Section 16-36.012 (Beltline Sidewalk Table)**

A request to reduce the sidewalk clear zone width from 10' to 5' on both Hill Street and Milton Avenue. The irregular shape of the lot is the reason for the request.

#### **2. Section 16-36.017(3.c.ii.1) *Driveway curb cuts, driveways and parking structures***

A request to reduce the active use depth requirement for garages fronting Milton Ave. and Hill St. The lot is an irregular shape which is the reason the variation request from 10' to 0' in order to equally fit the duplex on the site.

**New Business: 1335 Funston Street, SE – THE PERMIT SPECIALIST**

The property is zoned PD-H. The scope of work includes 14 new residential single-family detached homes on a 5.66-acre site.

Applicant(s): April Ingraham - [consultant@thepermitspecialist.com](mailto:consultant@thepermitspecialist.com)

**Requested Variation(s):**

1. **Section 16-36.012 (Beltline Sidewalk Table) – Reduce sidewalk from 10' to 5'** A request to construct a 5' sidewalk at the back of proposed curb on both sides of the road throughout the subdivision, except where the proposed entry road intersects with Custer Avenue along the west side, as opposed to 5' behind the required landscape strip. Where the entry road intersects with Custer Avenue on the west side, we propose a 5' sidewalk on the east side of Funston, north of Custer Ave. that will connect up with an existing crosswalk that leads to Benteen Elementary school.

The proposed Funston Street development is situated off a main thoroughfare and is located behind older residential properties. The property is an enclave unto itself which will not have any through traffic. Constructing sidewalks adjacent to the back of the curb and designating a 5' landscape strip behind the sidewalk, allows more green space between the house and infrastructure. The lots sizes are not enormous, and this variation presents a more fluid design and will lessen the appearance of constricted lots.

2. **Section 16-36.012 (Beltline Sidewalk Table) – Reduce Tree Zone from 5' to 0'**. A request to relocate the tree zone will be implemented directly adjacent to the 5' sidewalk to establish a landscape strip.

We will plant a (variety) species of trees acceptable by the city of Atlanta Arborist division in lieu of providing a 5' landscape strip, the developer will provide tree plantings throughout the neighborhood to observe the spirit of the streetscape. This will ensure that nothing will be built or encroach within that zone. Behind the 5' landscape strip will be the remaining strip of land comprised in the 20' Drainage Easement (approximately 4'). This will make up the rest of the dedicated streetscape.

3. **Section 16-36.017(5). Driveway curb cuts, driveways and parking structures** – “Entrances to garages and carports that serve a single residential unit, and which are located less than 20 feet behind the façade of the principal structure, shall face the rear yard or a side yard which has no street frontage.” A request to allow lot 7 to be built with a street facing garage.

Lot #7 is a corner lot. There is a drainage easement in the north west corner of the lot that prevents building within that easement, further limiting the option to place the garage facing an interior lot. The proposed house must be oriented near the eastern property line. The lot has an awkward shape and it narrows towards the rear of the lot.